



- MOBILE HOME FOR OVER 50'S
- CASH PURCHASE ONLY
- NO PET POLICY
- LONGER STYLE SINGLE UNIT

### Fowley Mead Park, Longcroft Drive, Waltham Cross, EN8 7SX

Longer style 41' x 10' Park home situated on the centrally located Fowley Mead Park RETIREMENT SITE for residents aged 50 or over. Two external storage sheds. Large lounge, double bedroom with fitted wardrobes. CASH PURCHASE ONLY

**PRICE: £79,995** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)





## Property Description

Longer style 41' x 10' park home situated on the popular Fowley Mead Park retirement site. The site is well located close to bus routes and local shops for day to day needs. More extensive shopping is available at either Waltham Cross Pavilion or the historic town centre of Waltham Abbey.

The property itself is set on a front line plot with good size gardens that surround the unit. Benefits of the home include double glazing and full gas central heating via a mains gas supply.

The accommodation in brief offers a large dual aspect lounge which measures approx. 15', a good size fitted kitchen with space for table and chairs. The double bedroom offers a full range of fitted wardrobes along one wall and this is supported by the bathroom which presents with a pale coloured suite.

Externally there are good size personal gardens that surround the unit, and is usual to Fowley Mead Park there are two brick built external storage sheds. One shed provides excellent storage space and the other is designed to offer utility/laundry space.

The site is age restricted and therefore residents must be aged 50 or over and there is a no pet policy. For the benefit of residents there is free parking for one vehicle per unit within the car parks.







## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE PORCH

### ENTRANCE HALL

4' 4" x 3' 0" (1.32m x 0.91m)

### LOUNGE

15' 2" x 9' 7" (4.62m x 2.92m)

### FITTED KITCHEN

9' 7" x 7' 6" (2.92m x 2.29m)

### BATHROOM

6' 5" x 4' 4" (1.96m x 1.32m)

### DOUBLE BEDROOM

9' 2" x 9' 7" (2.79m x 2.92m) Measurement taken up to the fitted wardrobes

### EXTERIOR

### GARDENS AND STORAGE

Lawned gardens surround the unit.

Two brick built storage sheds for use by the resident but remain the ownership of the park

### PARKING

One free parking space per unit in the communal car parks. Each unit is allowed one car per unit

### CHARGES

Council Tax - Band A within Broxbourne Council

Ground Rent: £208.15 pcm



### Ground Floor



25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements